Karen Johnson Davidson County
Batch# 1437145 DEEDWARR
06/23/2026 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $8,510.00
20260623-0056350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,300,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2026

Notary Public

My Commission Expires: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows: 208 Jackson Trust under agreement dated June 15, 2026	Send Tax Bills to: Studio Bank	Map-Parcel No.(s): 116-10-0-038.00
208 Jackson Boulevard	Bank 124 12th Ave South, Suite 400	
Nashville, TN 37205	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Milbrey Andrews, Trustee of The Andrews Tennessee Community Property Trust Dated August 19, 2021

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

208 Jackson Trust under agreement dated June 15, 2026

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly part of Lot No. 4 on the Map of Johnson Bransford's Subdivision of parts of Lots Nos. 1, 2 and 44 in the subdivision of Deer Park Belle Meade, the plan of which is of record in Book 421, Page 115, of the Register's Office for said County.

Said part of Lot No. 4 fronts 100 feet on the northerly side of Jackson Boulevard and runs back 215 feet to a dead line and measures 100 feet on the rear line.

Being the same property conveyed to Milbrey W. Andrews, Sole and Separate Use by Warranty Deed from Milton R. Bracey and Henry A Gillespie of record in Book 4130, Page 131, Register's Office for Davidson County, Tennessee, dated May 05, 1967 and recorded on May 11, 1967.

Being the same property conveyed to Thomas G. Andrews and Milbrey W. Andrews, Co-Trustees of The Andrews Tennessee Community Property Trust Dated August 19, 2021, their successors and assigns by Quitclaim Deed from Milbrey W. Andrews of record in Instrument No. 20210820-0113174 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 20, 2021.

The said Thomass G. Andrews having since died on 12/30/24.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 421, Page 115, Register's Office for Davidson County, Tennessee.

This is improved property known as 208 Jackson Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of June, 2026

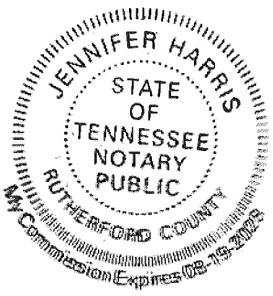
Milbrey W. Andrews, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2026, before me personally appeared Milbrey W. Andrews, Trustee of The Andrews Tennessee Community Property Trust Dated August 19, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Christina Higgins, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/18/2026.

Date

Affiant Signature

6/18/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029